

CITY OF ALAMEDA

Memorandum

To: Honorable Mayor and
Members of the City Council

From: John A. Russo
City Manager

Date: September 20, 2011

Re: Adopt a Resolution in Support of the Bay Conservation and Development
Commission (BCDC) Proposed Bay Plan Amendments to Address Sea
Level Rise in the San Francisco Bay Area

BACKGROUND

In 2008, the City Council adopted a Local Action Plan for addressing climate change that describes the potential impacts to the Alameda community that may result from climate change, including sea level rise. The Plan commits the City of Alameda to targeted reductions in green house gas emissions to combat climate change and reduce the potential risks of climate change effects, such as sea level rise.

As described in the Local Action Plan, sea level rise resulting from climate change has the potential to impact the City of Alameda. An increase of 55 inches over 100 years as predicted by national and regional studies will result in major flooding problems throughout Alameda. Studies conducted by City staff and consultants have determined that an 18-inch rise in sea level will increase flooding hazards at Alameda Point. In other parts of the city, where BCDC does not have jurisdiction, low lying interior areas may be flooded by inundation of the existing storm drain system. Mitigation measures have been identified for modifications to storm drain pump stations to increase storm drain pipe capacity and modify outfall gates.

The City of Alameda Public Works Department has conducted extensive studies of the impacts of 18 inches of sea level rise throughout the city. Exhibit 1 to this report includes illustrative figures from a 2009 City of Alameda report entitled: Climate Change Impacts to Storm Drain Improvements Addendum to the Storm Drain Master Plan, Alameda, California. Exhibit 1 also includes two tables with the projected costs to mitigate impacts of storm water run off and address an 18-inch sea level rise in Alameda.

The figure below, prepared by BCDC, illustrates the *potential* effects of a 55 inches increase in sea level rise in Alameda. The figure helps to show a number of issues with sea level rise in Alameda:

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- Sea level rise will impact many different areas of the city including shoreline parks, residential areas, and business areas and marinas. Combating sea level rise is necessary to preserve the quality of life in Alameda's neighborhoods and preserve the vitality and health of the local economy and Alameda's business community.
- Each area potentially affected has unique conditions, uses, ownership patterns, facilities and improvements. Different adaptation strategies (i.e. improvements) will likely be necessary in different areas of the city to combat sea level rise.
- Given the scope, time frame, and potential costs to address the threat of sea level rise, improvements to address sea level rise will need to be phased in over time.
- The potential costs to address sea level rise of 55 inches over 100 years will be significant and may require some regional improvements, but if the City of Alameda and its regional partners begin to plan for these improvements now, Alameda and its regional partners will have many years to raise funds for the necessary improvements.



In 2008, the City of Alameda Planning Department and Public Works Department issued a joint memorandum stating that the redevelopment plan for Alameda Point should include plans to mitigate at least an 18 inch rise in sea level. Since 2008, all planning efforts for Alameda Point have included plans to provide protection for at least an 18 inch rise in sea levels over 50 years and the ability to increase the height of the protections over time, if needed, to address increases in sea level rise over 18 inches. In addition,

all waterfront development projects in Alameda that are subject to environmental review and/or BCDC review are currently required by Alameda City staff to address sea level rise in their plans.

In 2009, BCDC published a series of amendments to the San Francisco Area Bay Plan to address climate change and sea level rise throughout the Bay Area. The Bay Plan is BCDC's guiding document for the review of permit applications within BCDC's jurisdiction.

On November 16, 2010, the City Council adopted a resolution raising concerns about BCDC's 2010 Bay Plan proposals. (See Exhibit 2) In 2011, BCDC has been meeting with local jurisdictions and regional agencies and interest groups to discuss differences and address misconceptions about the BCDC proposals. Much of the discussion has been focused on the quality of the Bay. Requirements for specific infrastructure improvements to protect landside properties and newly created inundated areas have not been resolved. On July 29, 2011, BCDC issued a staff report and a revised set of Bay Plan Amendments. That report and the proposed amendments are included as Exhibit 3.

On July 25, 2011, the Planning Board held a public hearing and discussed the BCDC Bay Plan Amendments. The Planning Board unanimously passed a resolution in support of the July 2011 BCDC Bay Plan Amendments. At the meeting, representatives from the Building Trades Council and the Harbor Bay Business Park informed the Planning Board that their original concerns with the BCDC Bay Plan Amendments had been addressed by BCDC and that they were pleased with the changes that BCDC had made. Both groups stated that they were no longer in opposition to the amendments

DISCUSSION

City staff has reviewed the July 8, 2011 BCDC proposed Bay Plan Amendments. The following section provides a number of findings and observations for the City Council's consideration:

Jurisdiction and Local Land Use Controls

The 2010 City Council resolution raised concerns that the Bay Plan amendment would "assert BCDC direction or influence over traditional City land use planning authority".

Based upon a review of the current amendments and BCDC published materials, staff is not concerned that the amendments will decrease the City of Alameda's discretion and land use planning authority. The San Francisco Bay Plan is BCDC's guiding policy document. The Plan is used by BCDC to determine whether a permit should be approved, approved with conditions, or denied. The amendment notes a potential need to sustain tidal marsh acreage and provide habitat buffers, which currently are reviewed by BCDC but generally for areas with bay fill. For several years, BCDC and City staffs have required that development applications along the water's edge address this important issue. With sea level rise, landward marsh migration onto newly submerged land, a process referred to as "transgression", would also receive BCDC review. From City staff's perspective, the amendments do not increase BCDC's land use authority, but rather, they articulate and explain and provide a basis for the work that BCDC staff have been pursuing over that last few years.

The amendments to the Bay Plan do not change or extend BCDC's geographic regulatory jurisdiction. In Alameda, any development within the Bay, within the

Oakland/Alameda Estuary, or within 100 feet of the high tide line, requires a BCDC permit. This would not change under the proposed amendments to the Bay Plan. To change BCDC's regulatory jurisdiction would require a change to State law. Currently under State law, any development within the San Francisco Bay, salt ponds, managed wetlands, certain waterways, and land within 100 feet of the mean high tide line requires a BCDC permit. If certain areas of the city were allowed to flood with sea level rise or by a lack of maintenance of a sea wall, the "mean high tide line" in these areas would move inland. In these cases BCDC's jurisdiction would be from the high tide line at the time of the application to BCDC for permits. The jurisdictional boundaries described above do not change under the proposed amendments.

The proposed Bay Plan amendments do not change how the City of Alameda and BCDC work together to permit improvements on land or water within the jurisdiction of the City of Alameda and BCDC. Currently, the City departments work closely with BCDC to ensure that improvements in the water or within the shoreline band (100 feet) are consistent with the City of Alameda General Plan and Zoning Ordinance and BCDC Bay Plan. For example, on development projects, City staff always recommends that the project applicant reach out to BCDC for early consultation. In return, BCDC staff routinely checks back with City staff after the early consultation to review any potential issues. Typically, BCDC's goal of ensuring safe, adequate, and attractive public waterfront open spaces has coincided well with City of Alameda objectives for safe, adequate and attractive public waterfront open spaces. The City of Alameda always takes the first action to approve or deny the project. If, and only if, the City approves the project, will BCDC take action on the BCDC permit. Staff is not aware of any project in the last 10 years that the City approved that BCDC did not also approve.

BCDC and the City of Alameda currently share land use control over the shoreline band (first 100 feet). That sharing of control and the existing efforts to reconcile local and regional policies to provide safe, attractive, public waterfront areas will continue under the Bay Plan amendments. Shoreline areas currently vulnerable to 100-year flood events may be subjected to inundation by high tides. Much of the currently developed shoreline may require new or upgraded protection from flooding. Currently, BCDC, along with other agencies such as the Federal Emergency Management Agency and the Corps of Engineers, cities, counties and flood control districts are responsible for protecting the public and the Bay ecosystem from flood hazards. Although appropriate adaptation actions to protect existing development need further discussion, the fundamental relationship between BCDC and the City of Alameda does not change under the proposed amendments.

A review of the Bay Plan amendments by City staff did not reveal any amendments that would raise concerns that the BCDC permitting process would necessarily circumvent or obstruct the City of Alameda from achieving its General Plan and development goals within those areas of Alameda that are potentially subject to inundation from sea level rise. Of course, further discussion and study is needed to determine appropriate adaptation approaches for each area of the City that would minimize public safety risks, minimize impacts to existing infrastructure, and maximize preservation of the San

Francisco Bay ecosystem. The Bay Plan amendments state that a variety of strategies and improvements might be used to address sea level rise around the Bay Area. The amendments state that circumstances and conditions that prevail on any given site will dictate the best adaptation strategy. The strategies would vary from perimeter protections (levies and dikes) to “retreating” to allow the Bay and wetlands to “reclaim” some low-lying areas. The City’s Climate Change Impacts to Storm Drain Improvements has identified means of utilizing existing infrastructure to address some of the impacts from sea level rise. Over the next decades, City staff and BCDC staff will need to continue to work together to identify the best, most cost effective means to address sea level rise and achieve City of Alameda and BCDC objectives for *conservation and development* of the Alameda community and its waterfront.

Incremental Approach

Some have expressed concerns about the incremental approach taken by BCDC. The Bay Plan amendment is an interim set of “recommendations and requirements” intended “to guide planning and permitting of development in areas vulnerable to sea level rise.” (*Sept. 3, 2010, BCDC staff report on Proposed Bay Plan Amendment 1-08 Concerning Climate Change*). The Plan amendments focus on the permitting process for new development. Although the Plan suggests the need for innovative financing mechanisms to spread equitably the costs of protection from sea level rise, it does not identify what areas specifically need to be protected, what protective measures should be taken, and how to pay for those improvements.

From staff’s perspective, the issue of sea level rise is an evolving issue, and the response from local jurisdictions and regional agencies will also necessarily evolve as the science, the technologies, and the funding mechanisms evolve. Staff is not concerned by BCDC’s incremental approach. In fact, staff supports an incremental approach over an alternative approach that would dictate that nothing is done until every question, every issue, and every cost is resolved. Implementing recommendations in the Storm Drain Master Plan would not only be a step in addressing the sea level rise concerns, but it would be a prudent investment in the City’s aging infrastructure. Staff would be concerned that a wait and see approach would result in a strategy of in-action.

Inundation Maps

Some have raised concerns about the maps prepared by BCDC. These concerns focus on the level of accuracy provide by the maps. From staff’s perspective, the inundation maps prepared by BCDC are the best available regional projections of potential inundation as a result of the sea level rise. They are similar to Geologic Hazard Maps that depict areas that may be subject to ground shaking or slides. These figures provide a useful tool for policy makers, the public, and staff to understand the potential extent of the problem. Understanding the problem is an essential first step to solving the problem. Local governments and public agencies need to take it up on themselves to conduct more extensive investigations, similar to the City of Alameda’s climate

change report, which would then identify specific locations at risk and potential mitigations.

FINANCIAL IMPACT

The proposed BCDC Bay Plan Amendments will not result in a financial impact.

MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

The proposed actions are consistent with the City's General Plan policies regarding flooding, climate change, open space and public waterfront access, and conservation of resources.

ENVIRONMENTAL REVIEW

Commenting on BCDC's proposed amendments to the San Francisco Bay Plan is not a "project" under CEQA. No environmental review is required for this action.

RECOMMENDATION

Adopt resolution in support of BCDC's proposed Bay Plan Amendments.

Respectfully submitted,



Lori Taylor
Community Development Director



Andrew Thomas
Planning Services Manager

Exhibits:

1. Maps and Cost Estimates for 18 inch Sea Level Rise Improvements
2. November 16, 2010 City Council Staff Report and Resolution
3. BCDC's July 29, 2011 Staff Report and Proposed Amendments-On file in the City Clerk's Office

Exhibit 1: Maps and Cost Estimates to Improve Storm Water System to Accommodate 18-inch Sea Level Rise.

Table 1 Summary of Master Plan Costs

MASTER PLAN IMPROVEMENTS ALAMEDA ISLAND	Eastside	North Central	Northside	South	Total
Projects to Meet 10 – Year Standard	\$8,470,000	\$9,686,000	\$24,761,000	\$11,999,000	\$54,416,000
Projects to Meet 25 - Year Standard	\$11,940,000	\$10,795,000	\$37,811,000	\$13,149,000	\$73,196,000
MASTER PLAN IMPROVEMENTS BAY FARM ISLAND	East	North	Central	South	Total
Projects to Meet 10 – Year Standard	\$2,550,000	\$2,600,000	\$4,590,000	\$1,960,000	\$11,700,000
Projects to Meet 25 - Year Standard	\$2,700,000	\$3,210,000	\$6,340,000	\$6,570,000	\$18,820,000

Table 2 Increase in Storm Drain Master Plan Capital Improvement program to Maintain 10-Year Level of Service with 18 “ of Sea Level Rise

CITY OF ALAMEDA AREAS	ADDITIONAL COSTS TO SDMP
Main Island Eastside	\$711,000
Main Island North Central	\$190,000
Main Island South	\$652,000
Main Island Northside	\$234,000
MAIN ISLAND TOTAL	\$1,800,000
Bay Farm Island North	\$325,000
Bay Farm Island Central	\$542,000
Bay Farm Island South	\$70,000
BAY FARM ISLAND TOTAL	\$937,000
CITY OF ALAMEDA TOTAL	\$2,700,000

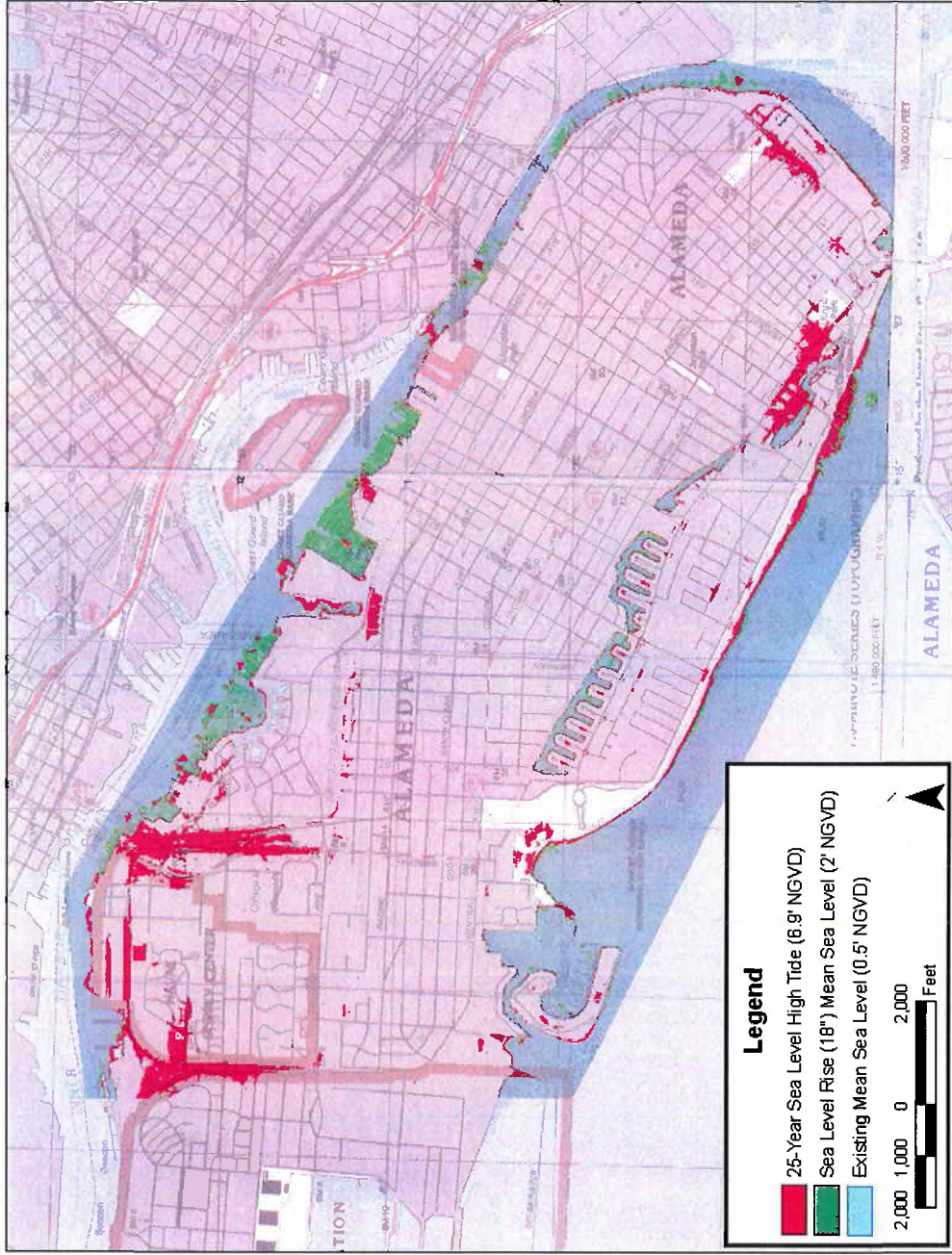


Figure 3: Areas below the 25-year High Tide with 18" of Sea Level Rise, Main Island

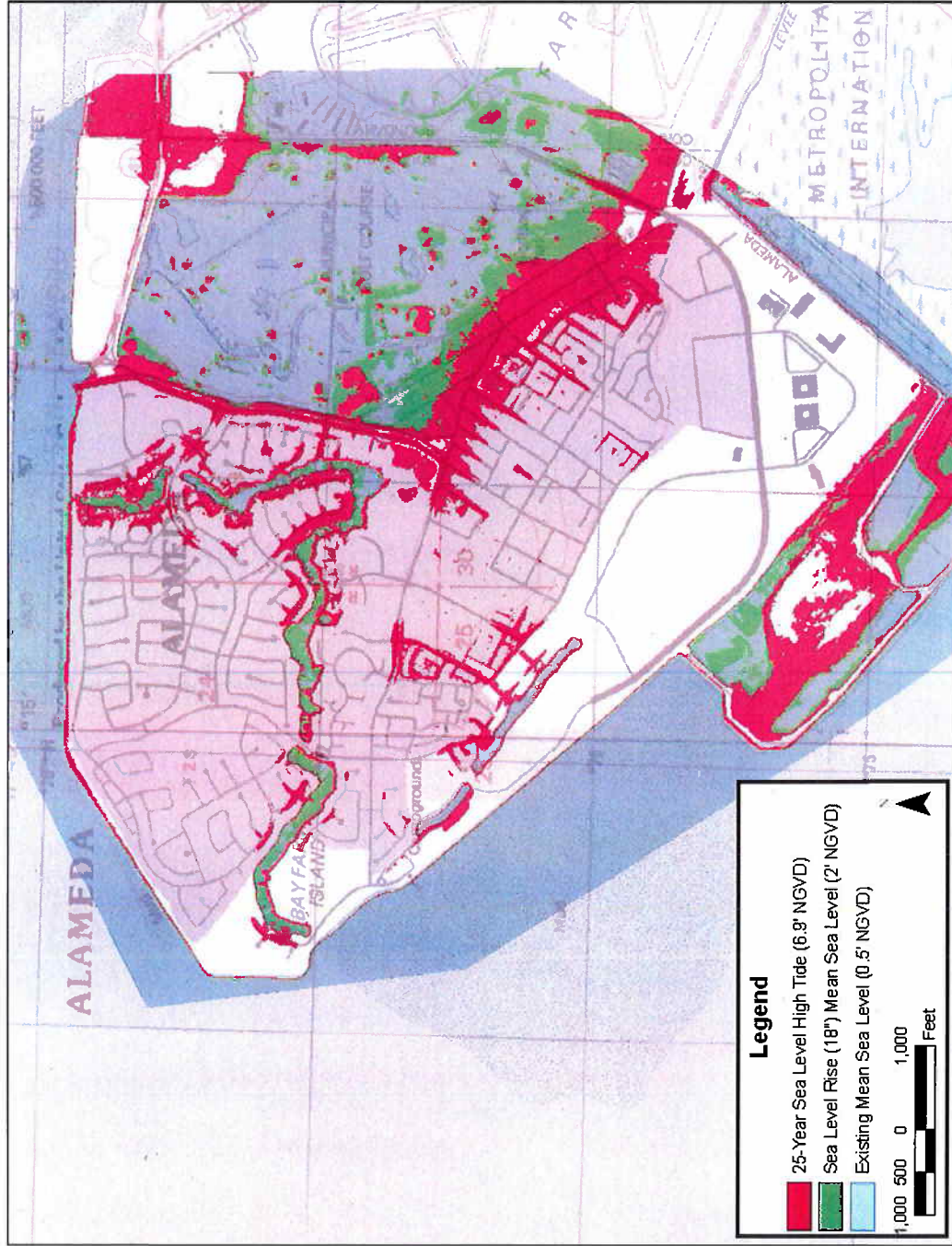


Figure 4: Areas below the 25-year High Tide with 18" of Sea Level Rise, Bay Farm Island

CITY OF ALAMEDA

Memorandum

To: Honorable Mayor and
Members of the City Council

From: Ann Marie Gallant
Interim City Manager

Date: November 16, 2010

Re: Adopt A Resolution Retaining Local Control Over Critical Land Use Decisions
and Requesting Local Government and Public Participation in the Proposed
Bay Conservation and Development Commission Climate Change Bay Plan
Amendment 1-08

BACKGROUND

The San Francisco Bay Conservation and Development Commission (BCDC) is proposing a Bay Plan Amendment (Amendment) to address the issues of climate change and the potential impacts of a rising sea level. As proposed, the Amendment would establish guidelines and policies for approximately 213,000 acres of land that could be vulnerable to a 55-inch sea level rise by the end of the century. Most of the area affected by the Amendment is outside BCDC's current jurisdiction, which is limited to land within 100 feet of the Bay. The Amendment would restrict local land use decisions for a number of large-scale infill projects in Alameda, including development of Alameda Point and the Northern Waterfront.

DISCUSSION

On October 7, 2010, BCDC received public comment on the proposed Amendment. Although BCDC has been preparing the Amendment for the last two years, there has been insufficient outreach to local agencies to understand the potential impacts to land use decisions. While general updates have been provided, careful coordination with the General Plans of cities and counties within the Bay Area as well as state required plans from other regional agencies, including the Metropolitan Transportation Commission and the Bay Area Air Quality Management District, have not been included in the process.

Staff is concerned that the Amendment may have unintended consequences on Alameda's infill development projects. In fact, the draft Amendment acknowledges that the plan may conflict with the "regional goal of encouraging infill development at closed military bases and in concentrating development near jobs and transit."

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Exhibit 2 to
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11-16-10

BCDC indicates it supports development on closed military bases and other infill sites, as long as sea level changes are taken into account. However, the proposal may require development projects located along Alameda's shorelines, including Alameda Point and the Northern Waterfront, to construct costly dikes or import extensive amounts of fill. In addition, the amendment's requirement for a risk assessment of a 100-year flood event with the 55-inch sea level rise may place existing properties in a flood zone, requiring higher insurance rates, without substantial evidence that the properties are at risk.

Staff supports the development of policies to address future sea level rise. However, it is essential that the policies be developed with input from all stakeholders through a comprehensive and solution-oriented approach. Furthermore, the policies need to be regionally consistent for all Bay Area jurisdictions and identify reasonably feasible mitigation measures that will protect against the impacts from a rising sea level. Staff recommends the City Council adopt a resolution requesting BCDC include direct local jurisdiction participation in the development of sea level rise policies to ensure that the regional policies do not unreasonably jeopardize local control over future land use decisions. Furthermore, BCDC should provide additional outreach to local jurisdictions to educate those impacted, coordinate with other jurisdictional plans, and provide input to modify the proposed Amendment.

FINANCIAL IMPACT

The financial impact of the proposed Amendment is unknown at this time. Depending on the final policies adopted by BCDC, there may be significant financial impacts on future development in Alameda, including Alameda Point and the Northern Waterfront. In addition, critical drainage infrastructure, such as outfalls and pump stations, may require major redesign and costly upgrades.

ENVIRONMENTAL REVIEW

It is BCDC's position that the proposed Amendment must meet the requirements of the McAteer-Petris Act and BCDC's standards for environmental review through an Environmental Assessment, rather than with the California Environmental Quality Act (CEQA). According to BCDC, Environmental Assessments are prepared in conformance with BCDC's regulations, which have been certified by the Secretary of Resources as functionally equivalent to CEQA. BCDC characterizes the proposed Amendment as a programmatic policy change rather than a specific project with more quantifiable impacts, and thus its background report entitled, *Living with a Rising Bay: Vulnerability and Adaptation in the San Francisco Bay and its Shoreline*, is more general than would otherwise be required for an environmental assessment for a specific project. Accordingly,

Honorable Mayor and
Members of the City Council

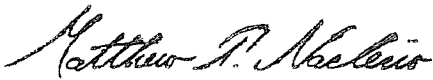
November 16, 2010
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it does not appear that BCDC has specifically prepared an environmental assessment document which would be the functional equivalent of a CEQA document for this proposed plan.

RECOMMENDATION

Adopt a resolution retaining local control over critical land use decisions and requesting local government and public participation in the proposed BCDC climate change Bay Plan Amendment 1-08.

Respectfully submitted,



Matthew T. Naclerio
Public Works Director

Approved as to funds and account,



Fred Marsh
Controller

MTN:BH:gc

CITY OF ALAMEDA RESOLUTION NO. 14505

Approved as to Form


City Attorney

PROTECTING THE RESIDENTS AND BUINESSES OF THE CITY OF ALAMEDA FROM FUTURE SEA LEVEL RISE, RETAINING LOCAL CONTROL OVER CRITICAL LAND USE DECISIONS, AND REQUESTING LOCAL GOVERNMENT AND PUBLIC PARTICIPATION IN THE PROPOSED BAY CONSERVATION AND DEVELOPMENT COMMISSION CLIMATE CHANGE BAY PLAN AMENDMENT 1-08

WHEREAS, the City of Alameda was legally incorporated on April 19, 1854, and maintains police powers to ensure the health and well-being of its residents; and

Whereas, the State of California has recognized the role of local government in planning for and responding to climate change through its legislative actions, such as the Global Warming Solutions Act of 2006 (AB 32) and the Sustainable Communities and Climate Protection Act of 2008 (SB 375), and the California Air Resources Board has stated in its Climate Change Scoping Plan, that local governments are "essential partners" to achieving the State's climate change goals; and

Whereas, the City currently evaluates the effects of sea level rise and climate change as part of its standard environmental review process under the California Environmental Quality Act; and

Whereas, the City is developing a new Climate Change Element as part of its General Plan Update; and

Whereas, the Bay Conservation Development Commission (BCDC) is a limited purpose agency of the State of California; and

Whereas, BCDC staff has projected that sea level will rise 55 inches by the year 2100, identifying 213,000 acres of land around the Bay as being in the potential sea level rise inundation zone and vulnerable to flooding; and

Whereas, substantial portions of the City are within the identified inundation zone; and

Whereas, BCDC staff has prepared a proposed Bay Plan Amendment that would establish a policy that specifies, among other things, "until a regional sea level rise adaptation strategy can be completed, when planning or regulating new development in areas vulnerable to future shoreline flooding, new projects should be limited..."; and

Whereas, BCDC's legal authority and regulatory jurisdiction do not extend to much of the area covered by the inundation zone; and

Whereas, the proposed Bay Plan Amendment may impose additional burdens on the City in its compliance with the California Environmental Quality Act and may expose the City to additional risks of litigation under that Act; and

Whereas, BCDC staff has presented no analysis regarding the consistency of the proposed Bay Plan Amendment with existing General Plans or zoning laws of any of the cities or counties within the projected inundation zone, including Alameda; and

Whereas, BCDC staff has determined that low-income residents will be disproportionately affected by:

- Sea level rise in five Bay Area Counties.
- Preparing for and coping with sea level rise.
- Indirect impacts of sea level rise (e.g., from retrofits to protect critical infrastructure); and

Whereas, BCDC staff has stated that "...BCDC has no authority to address social equity issues..." and has proposed no mitigation measure to address these disproportionate impacts to low-income communities; and

Whereas, BCDC staff concluded in its report accompanying the proposed Bay Plan Amendment that "the proposed amendment will have no significant adverse environmental impacts," without consulting with impacted communities and without considering various direct, indirect, and cumulative adverse impacts of the proposed Bay Plan Amendment, including those relating to displacement of people and businesses, traffic congestion, and tail pipe and green house gas emissions that would result from limiting shoreline protection and infill development opportunities; and

Whereas, the proposed Bay Plan Amendment, if adopted, could adversely affect existing residential, commercial, institutional, and industrial uses and property values of the land within the inundation zone; and

Whereas, BCDC held its first public hearing on the proposed Bay Plan Amendment in almost one year on October 7, 2010; and

Whereas, numerous cities, agencies, landowners, employers, and Bay Area residents testified at the public hearing expressing great concern that insufficient outreach has occurred in the development of the proposed Bay Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED, THAT the City Council of the City of Alameda does hereby oppose the adoption of the Bay Plan Amendment until such time as BCDC:

- Meets and confers with the City Council and other affected Cities and agencies around the Bay Area to present and discuss the proposed Bay Plan Amendment and work to revise it, as appropriate, in a collaborative manner;
- Conducts adequate environmental assessment for the proposed Bay Plan Amendments;
- Evaluates the consistency of the proposed Bay Plan Amendments with existing General Plans and zoning laws in cities and counties within the projected inundation zone;
- Identifies and addresses the equity impacts of the proposed Bay Plan Amendment and identifies all reasonably feasible mitigation measures to avoid such impacts;
- Identifies and addresses other environmental and economic impacts of the proposed Bay Plan Amendment and identifies all reasonably feasible mitigation measures to avoid such impacts; and Proposes a Bay Plan Amendment that does not assert BCDC direction or influence over traditional City land use planning authority.
- Proposes a Bay Plan Amendment that does not assert BCDC direction or influence over traditional City land use planning authority.

* * * * *

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda during the Regular Meeting of the City Council on the 16th day of November, 2010, by the following vote to wit:

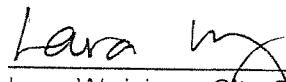
AYES: Councilmembers deHaan, Gilmore, Matarrese, Tam and Mayor Johnson - 5.

NOES: None.

ABSENT: None.

ABSTENTIONS: None.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 17th day of November, 2010.


 Lara Weisiger, City Clerk
 City of Alameda

CITY OF ALAMEDA RESOLUTION NO. _____

SUPPORTING THE BAY CONSERVATION AND DEVELOPMENT
COMMISSION'S PROPOSED AMENDMENTS TO THE SAN
FRANCISCO BAY PLAN

Approved as to Form

City Attorney

WHEREAS the City of Alameda is concerned by the potential impacts of climate change and sea level rise on the citizens of Alameda and the San Francisco Bay region; and

WHEREAS, in 2008, the City of Alameda adopted a local Climate Action Plan to address climate change impacts such as sea level rise and establish targets for reduction in greenhouse gasses; and

WHEREAS, Alameda's island geography and level topography makes the community of Alameda uniquely vulnerable to the impacts of sea level rise and stronger storm events; and

WHEREAS, City of Alameda studies of sea level rise have shown that that public improvements will be needed to protect against 18 inches of sea level rise and even more significant investments will be needed to address a 55 inch increase in sea level rise over the next 100 years; and

WHEREAS, protecting Alameda and the San Francisco region from sea level rise is essential to protect the quality of the environment, the high quality of the life in Alameda, and the vitality and health of the regional economy and local Alameda economy; and

WHEREAS, protecting the quality of life for existing and future generations of Alameda residents and businesses requires that the City of Alameda continue to study, plan, and implement solutions and adaptations for sea level rise; and

WHEREAS, protecting Alameda from sea level rise will require technical and financial partnerships with federal, state, regional, and local agencies and with private property owners; and

WHEREAS, the Bay Conservation and Development Commission (BCDC) has taken a lead role in raising the issue of sea level rise for the San Francisco Bay Region; and

WHEREAS the BCDC has proposed changes to the San Francisco Bay Plan to provide improved guidance for BCDC review of permits within BCDC's jurisdiction; and

WHEREAS, BCDC and the City of Alameda have a long history of partnership and cooperation working together to improve the quality and quantity of public waterfront open space and access in Alameda; and

WHEREAS, BCDC and the City of Alameda will need to continue to work in partnership and cooperatively to address the difficult issue of sea level rise in Alameda over the upcoming decades; and

WHEREAS the City of Alameda Planning Board held a public hearing and reviewed the proposed Bay Plan Amendments on July 25, 2011 unanimously passed a motion in support of the proposed amendments.

NOW THEREFORE BE IT RESOLVED that the City of Alameda City Council supports the Bay Conservation and Development Commission's proposed amendments to the San Francisco Bay Plan to address sea level rise.

* * * * *

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the 20th day of September, 2011, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this 21st day of September, 2011.

Lara Weisiger, City Clerk
City of Alameda